

# **H**atton **C**ountry **W**orld Shopping Village

is home of the unique and unusual.



**Factory Outlet – Craft Shops – Speciality Gift Shops – Restaurants –  
Antique Centre – Farm Village – Free Car Parking**

**01926 844326**

**Email: [cclifton@hattonworld.com](mailto:cclifton@hattonworld.com)**

**Hatton Country World** is located 3 miles north of Warwick and 8 miles south of Solihull just off the A4177. It is about a 10 minute drive from J.15 of the M40 Motorway and even closer to the A46 (Coventry to Stratford-upon-Avon road). It is located within easy reach of the M42, M6, M69, M1.

There are currently some 25 shops including a variety of different crafts, jewellers, home furnishings, factory outlet store, antiques centre and farm shop.

Leisure facilities comprise a farm village; approved by the Rare Breeds Survival Trust, nature trail and soft play centre.

Hatton Country World has two restaurants, Lavender Blue Cafe and The Farmhouse Restaurant with adjacent large indoor soft play centre.

Hatton Country World is a quality assured Visitor Attraction and has won many awards – including the Godiva Award for ‘Best Shopping Experience (independent)’.

### **Availability of Shops**

Shop units currently available as follows: -

**Unit 6**, approx 1,180 sqft ground floor. Prime location. Could be split 510 sqft/670 sqft. Currently occupied by our Toy Shop, whom we intend to re-locate elsewhere on site.

**Unit 26**, approx 630 sqft (58.52sqm) ground floor. Currently occupied with Antiques and adjoining Spinning Jenny Café.

**Unit 21**, approx 376 sqft ground floor, 255 sqft first floor. Attractive ‘cottage style’ shop located near to the main entrance and adjacent to the garden centre. **LET**

**REGISTER YOUR INTEREST FOR THIS AND OTHER SHOPS WHICH MAY COME AVAILABLE IN THE NEAR FUTURE**

Phone Caroline Clifton on 01926 844326 or email [cclifton@hattonworld.com](mailto:cclifton@hattonworld.com)

**Caroline Clifton**  
**Property Manager**

\* all measurements are net (excluding stairs, wc's, eaves)

## **Terms and Conditions**

- Units are generally let on an initial term of 12 months and thereafter renewable on a 3 or 5 year basis if required.
- Craft Units must be open 7 days per week from 10am to 5pm. Hatton Country World is only closed on Christmas Day and Boxing Day (and open until 2pm on Christmas Eve and New Years Eve)
- **Service Charge**

The service charge covers the cost of communal maintenance items such as landscaping, drives, car parks, toilets, lighting etc together with buildings insurance and administration. Service charge costs relate to the size of the unit and are payable in June and December of each year.
- **Promotion Charge**

The promotion fee covers all marketing, publicity and advertising for Hatton Country World as a whole and all unit holders contribute.
- **Water, Electricity & Gas**

Water, electricity and gas (where applicable) are supplied by the Licensor. Water is charged once a year in September and charges are based on the size and rateable value of each unit. Electricity is charged quarterly. Propane gas is available in some shops.
- **Rental**

This is dependent upon the unit size of the shop and whether craft or retail percentages. Please enquire when you are aware of the size of the unit you require and your craft criteria if applicable.
- **Business Rates**

Charged by and paid direct to Warwick District Council.
- **Schedule of Minimum Standards**

In order to maintain a high level of standards throughout the complex, a schedule of minimum standards has been drawn up and licensees are obliged to comply with it. The schedule covers such aspects as opening hours, product range, signage, internal and external unit appearance.

- **Further Information.**

If you would like to discuss shops at Hatton Country World, please contact the Property Manager, Caroline Clifton on **01926 844326** (office hours Monday-Wednesday) or email **[cclifton@hattonworld.com](mailto:cclifton@hattonworld.com)**

*The accuracy of these particulars is not guaranteed not do they form part of any contract.*